



OFFICE BUILDING FOR SALE

1915 GLEN ECHO RD

Nashville, TN 37215

MICHAEL GALPIN

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Baker Storey McDonald
 **Properties**

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PROPERTY DESCRIPTION

Standalone building in the heart of Green Hills with excellent visibility and direct access from Hillsboro Pike (24,665 VPD). Surrounded by top-performing retail, dining, and residential.

PROPERTY HIGHLIGHTS

- ±3,546 SF two-story building with freestanding 2-lane VTM canopy: Lot dimensions 132 x 151 | Acreage 0.43
- 14 on-site parking spaces
- Located just off Hillsboro Pike in Green Hills
- High-traffic, established commercial corridor
- Walkable to The Mall at Green Hills, Whole Foods, and more
- Easy access to I-440 and downtown Nashville
- Property Tours Available by Appointment
- Call for Pricing



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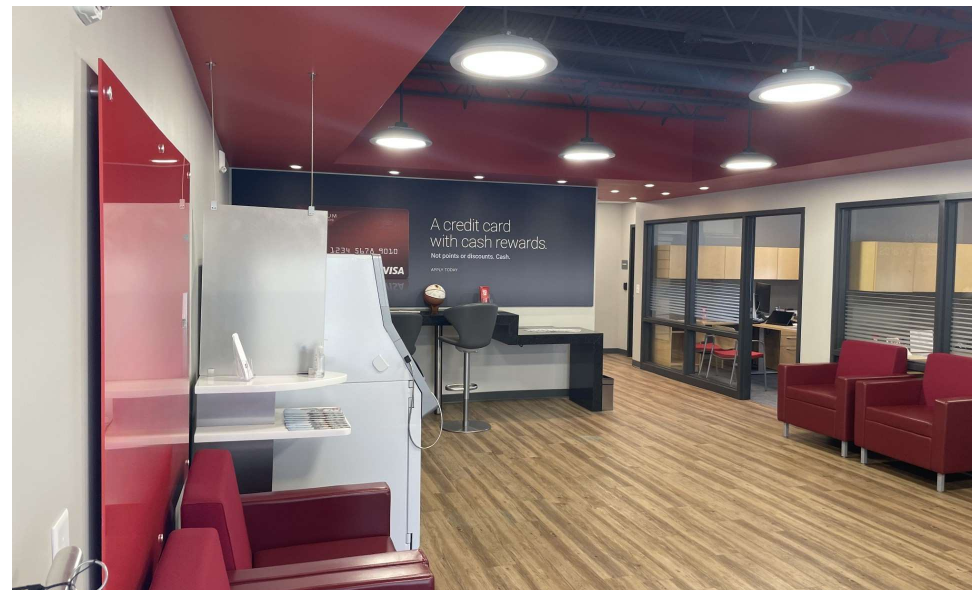
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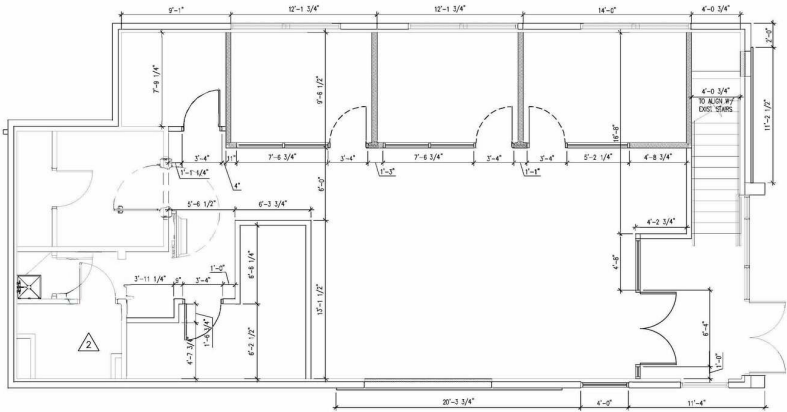
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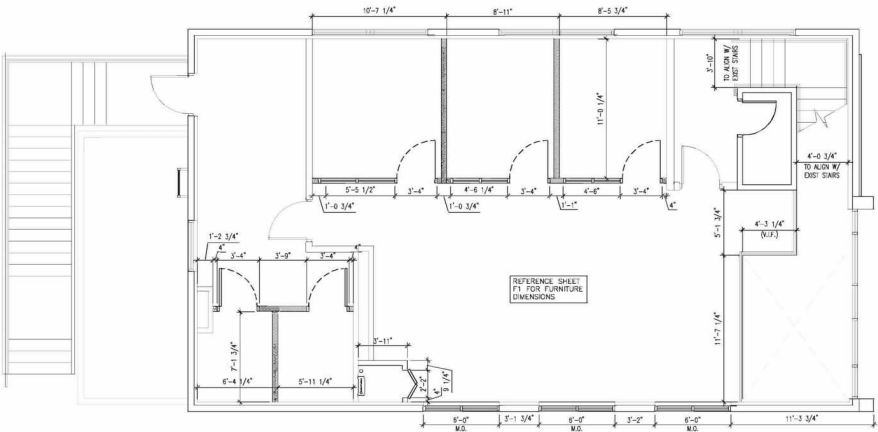


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02 | DIMENSIONED FLOOR PLAN - 1ST FLOOR



02 | DIMENSIONED FLOOR PLAN - 2ND FLOOR

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,830	85,055	197,348
Average Age	41	38	37
Average Age (Male)	41	37	37
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,297	36,953	88,027
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$193,319	\$174,168	\$138,622
Average House Value	\$1,046,461	\$1,013,218	\$793,867

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